

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Reserved for Recorder's Office

8978933 AK CO  
This indenture made this 15th day of March, 2016 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, **as Successor Trustee** under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 14th day of October, 1986 and known as Trust Number 100292-05 party of the first part, and

### N4 HOLDINGS, LLC

party of the second part  
whose address is :

5400 PROVISO DRIVE  
BERKELEY, ILLINOIS 60163

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Property Address: 7424 S. MASON AVENUE, BEDFORD PARK, IL 60638

Permanent Tax Number: 19-29-200-031-0000 AND 19-29-100-038-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

**This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.**



Doc#: 1607616006 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/16/2016 11:24 AM Pg: 1 of 4

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



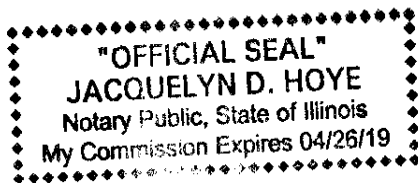
**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: *Sandra T. Russell*  
Sandra T. Russell – Trust Officer – Asst. V.P.

State of Illinois  
County of Cook SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 15th day of March, 2016



*Jacquelyn D. Hoye*  
NOTARY PUBLIC

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 South LaSalle Street  
Suite 2750  
Chicago, Illinois 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME *Dustin Thomas*  
ADDRESS *Kaya Koster*  
CITY, STATE *33 N La Salle 28th floor*  
SEND TAX BILLS TO: *CHP Sell 60602*

REAL ESTATE TRANSFER TAX		16-Mar-2016
	COUNTY:	1,399.75
	ILLINOIS:	2,799.50
	TOTAL:	4,199.25
19-29-200-031-0000   20160301678374   0-438-376-000		



**VILLAGE OF BEDFORD PARK**  
**\$50.00**  
**REAL ESTATE TRANSFER TAX**

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THAT PART OF THE NORTH HALF OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE SOUTH LINE OF WEST 73RD STREET (BEING A LINE 1373.0 FEET, MEASURED PERPENDICULARLY SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29), 2465.398 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE DUE SOUTH 775.143 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH 343.0 FEET TO A POINT IN A LINE 190.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 29; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST ALONG SAID PARALLEL LINE, 579.25 FEET TO ITS INTERSECTION WITH A CURVED LINE, CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 368.765 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 420.92 FEET TO A POINT OF TANGENCY WITH A LINE PERPENDICULAR TO THE SOUTH LINE OF WEST 73RD STREET (HEREINBEFORE DESCRIBED) AND PASSING THROUGH A POINT IN SAID SOUTH LINE 2829.398 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE DUE NORTH ALONG SAID PERPENDICULAR LINE 6.585 FEET TO A LINE 2148.143 FEET DUE SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29; THENCE NORTH 09 DEGREES 55 MINUTES 34 SECONDS EAST, 20.304 FEET; THENCE DUE EAST 26.50 FEET; THENCE DUE SOUTH 20.0 FEET TO A LINE 2148.143 FEET DUE SOUTH OF THE NORTH LINE OF SAID SECTION 29; THENCE DUE EAST ALONG SAID LINE 334.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF COOK } SS.

EB INVESTMENT PROPERTIES, LLC

, being duly sworn on oath, states that

it            resides at 2600 Internationale Parkway, Woodridge, IL 60517. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

**EB INVESTMENT PROPERTIES, LLC, an  
Illinois limited liability company**

By: *Edward S. Borkowski*  
Edward S. Borkowski, Manager

SUBSCRIBED and SWORN to before me

this 14 day of March, 2016.

*Diane Wawronowicz*  
Notary Public

CKPLATAF

